

No. 22,632 Equity

BOOK

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Exhibit —

CERTIFICATE OF PUBLICATION

From THE NEWS-POST

Frederick, Md.

December 27, 1969.

PUBLIC SALE

ASSIGNEE'S SALE REAL ESTATE

IJAMSVILLE, MARYLAND

By virtue of the Power of Sale contained in the mortgage from Octavia M. Baughman and Wilbur N. Baughman, her husband, unto William A. Smith unmarried, dated December 14, 1969 and recorded in Liber 776, folio 459, one of the Land Records of Frederick Co., Md., which said mortgage and note thereby secured having been assigned unto Murray H. Fout, Attorney, for the purpose of foreclosure, default having occurred therein. Said Assignee will offer for sale at the Court House Door in Frederick City, Md., on MONDAY, DECEMBER 29, 1969 at the hour of 11:00 A.M. E.D.T. all that lot or parcel of land situate, lying and being in or near the Village of Ijamsville, Frederick Co., Md., and fronting on Mussetter Road 135 ft., more or less, and extending back for a depth of 200 ft., more or less, to a width in the rear of 130 ft., more or less. Being all and the same real estate conveyed by William A. Smith, unmarried, unto Octavia M. Baughman by deed dated December 14, 1967 and recorded in Liber 777, folio 196, one of the Land Records of Frederick County, Maryland.

Said lot is improved with a cement block, rambler-type dwelling with oil fired, hot air heating system, 4 bedrooms, bath, kitchen, living room, basement and basement garage.

Property is now occupied by two tenants and sold subject to their tenancy.

TERMS OF SALE: A deposit of 10% of the entire purchase price will be required of the purchaser or purchasers on the date of sale, the balance of purchase price to be paid upon ratification thereof by the Circuit Court for Frederick County, Maryland. Taxes and all public charges will be adjusted to the date of final settlement and all other costs of conveyancing including Documentary Stamps and Transfer Tax are to be borne by the purchaser or purchasers.

MURRAY H. FOUT,

Assignee

20 North Court Street

Frederick, Maryland

Phone: 663-4222

Emmert R. Bowles,

Auctioneer

Murray H. Fout, Attorney

This is to certify that the annexed Advertisement of Assignee's Sale was published in The News & Post a newspapers published in Frederick County, at least once in each of three successive weeks, the first such publication having been made not less than ¹⁵~~20~~ days prior to sale, and the last such publication being made not more than one week prior to the 29th day of December 19 69.

THE NEWS-POST

Exhibit

Filed Dec. 30, 1969

Per

Geo. B. Delaplaine
Geo. B. Delaplaine